

**CITY OF BROKEN ARROW
LOW IMPACT DEVELOPMENT COMMITTEE
MINUTES
August 15, 2007**

The Low Impact Development Committee Agenda for this meeting was posted on August 1st, 2007 at 8:40 a.m. on the City Hall Bulletin Board, 200 S. First Street.

The Broken Arrow Low Impact Development Committee met on August 15, 2007 at 10:00 a.m.

1. **Call to Order:** Jeff Bigby called the meeting to order at 10:10 a.m.

Members Present:

Jeff Bigby, Broken Arrow Stormwater Manager
Craig Thurmond, Tulsa County Conservation District
Michael Skates, Broken Arrow Development Services Director
Scott Esmond, Broken Arrow Parks Director
Ellen Stevens, Private Practice Engineer
Vernon Seaman, INCOG Senior Environmental Planner
Steve Arant, Broken Arrow Streets and Stormwater Director
Mike Lester, Broken Arrow City Council
John McElhenney, INCOG Senior Civil Engineer

Members absent: None

Others Present:

Debra Limon, Administrative Assistant
Scott VanLoo, Storm Water Quality Mgr, City of Tulsa

2. **General Business:**

A. Consideration and discussion of low impact development practices and methods to study further as a committee:

Incentives: Finish incentives list to developers. Determine whether they should be requirements or requests. List requirements and a variety of what developers can do. Mike Lester stated in order to get people to participate; they must know from the beginning, the bottom line and how much they will save by implementing low impact measures.

Implementation: It was questioned who would enforce any low impact measures. Language could be included in the covenants, conveyance and restrictions on final plats. This would ensure Home Owners' Associations would continue enforcement efforts after the Developer's responsibility ceased.

Implementation could possibly be included in a mandatory Certificate of Occupancy checklist. Michael Skates suggested a (new position) employee could do low impact code enforcement as well as all educational efforts. They could be involved throughout the building process. The City of Broken Arrow does not enforce subdivision covenants.

The Committee continued discussion of narrower street, less impervious areas and grading to reduce erosion. The driving surface could be normal concrete, but parking along the sides in brick with permeable capabilities. With less impervious surfaces, detention facilities might be reduced as well. Pervious concrete for driveways and directing downspouts into grass areas and/or planter beds were also discussed. It was suggested that water runoff into a subdivision's detention area might allow residents to tap this resource for community open area irrigation use. Conservation levels would need to be determined.

Possible Economic Incentives:

- Excess sewer capacity fees
- Excess Stormwater fees
- Residential development fees
- Separate fee structures for participants (with specific building requirements)

A criteria list needs to be developed as well as benefits versus costs determined. A "test-house" would give builders an idea of what to expect. Determine the upfront developer's cost and upfront individual house costs. (The name of the game is to sell lots and hopefully low impact building will sell them faster.) The City could promote the concept and create a "brand" to inform the public that a house was built to low impact standards.

B. Consideration and discussion of committee goals: It was determined that more specific goals for Broken Arrow needed to be set.

C. Open discussion: It was suggested that a developer or two could be invited to the next meeting to get their view on low impact building, both residential and commercial. Mike Lester noted that with Bruce Arnold's resignation, his open seat might be filled by a developer. Craig Thurmond will contact the Developer's Council, in Tulsa, for developers who build in Broken Arrow, to possibly fill this open seat.

Possible speakers for the Committee were discussed. A professor from the University of Arkansas has a working low impact program. Ellen Stevens suggested the Committee might want to look at low impact implementation in older urban residential and/or commercial renovation projects.

Jeff Bigby requested everyone bring specific ideas to the next meeting, such as irrigation systems, reduced street areas, minimum grading and detention ponds for irrigation. The Committee would review them for the best fit for Broken Arrow.

He also requested everyone email him with possible dates for the next Low Impact meeting.

3. Adjournment: Chairman Jeff Bigby made a motion to adjourn the meeting. The motion passed. The meeting adjourned at 11:43 a.m.